After Recording Return To:
Heritage Title Services, LLC.
8115 Isabella Ln., Suite 5
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/12/05 15:11 2 pgs
Fees:13.00 Taxes:266.03
20051012-0123152

WARRANTY DEED

BRADLEY J. HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 2005

Notary Public

MY COMMISSION EXPIRES: 5-23-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark S. Hage	SAME AS NEW OWNER	MAP 043-01
(NAME)	(NAME)	
1114 Circle Drive		PARCEL 047
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bertie A. Harris, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark S. Hage

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 7, Block "F", on the Map of East Lawn, as of record in Book 547, Pages 153 and 154, Register's Office for Davidson County, described according to said plat as follows:

Beginning at a point in the easterly margin of Circle Drive, and thence eastwardly 124.25 feet to a point in the northwesterly margin of Florence Avenue; thence with said margin of Florence Avenue, southwestwardly 198 feet, more or less, to the beginning of a curve; thence curving, said curve having a radius of 16 feet, westwardly to a point in the easterly margin of said Circle Drive; thence with said margin of Circle Drive, northwardly 146 feet, more or less, to the point of beginning.

Being the same property conveyed to Clifford B. Harris and wife, Bertie A. Harris by Quitclaim Deed dated September 16, 1987, from Patricia A. Maynard Hylton and Bertie A. Harris, of record in Book 7354, Page 876, Register's Office for Davidson County, Tennessee. Clifford B. Harris having since died.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

Patricia M. Hylton executes this Instrument As Attorney-in-Fact on behalf of

CONTINUED

unimproved ( )
This is improved (X) property, known as 1114 Circle Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of September, 2005

Bertie A. Harris Bertie A. Harris
By: Patricia M. Hylton
Patricia M. Hylton, Attorney-in-fact

LEGAL DESCRIPTION CONTINUATION:

Bertie A. Harris pursuant to Durable Power-of-Attorney of record by Instrument No. _____, Register's Office for Davidson County, Tennessee.

#20051012-0123151

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of September, 2005, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Patricia M. Hylton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Bertie A. Harris as her Attorney-In-Fact, and who acknowledged that she as the Attorney-in-fact executed the same as the free act and deed of the said Bertie A. Harris.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 30th day of September, 2005.

D. Annette Maples
Notary Public

My Commission Expires: _____

D. ANNETTE MAPLES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006